

APPENDIX D
VISUAL SITE INSPECTION

ATTACHMENT A
VISUAL SITE INSPECTION FORM
2006 CERFA REPORT

NMCRC Reading

Real Property Area:

Inspector(s): Amy Stattel

Escort: Scott Stone

Date of Initial Construction: 1959

Inspection Date: 9/28/06

Phone: (610) 378-0164 FAX:
ext. 31

Interviews: If escorted, list escort name below and complete an Interview Transcript. Also, list names of other people interviewed for this Area, and complete Transcript for each.

Petty Officer SK-2 Scott Stone - accompanied inspector throughout the site.
Staff Sergeant Gary Letterman - interviewed and escorted inspector in Building 3 only.

Structure Description/Current Use: Indicate approx. size, number of rooms, type of floor, type of doors, and other information relevant to how well the building can contain interior leaks and spills. Bldg 1 - 1-story brick ext, concrete slab, steel truss frame office/administration building. Lower level is partially below ground (marine training). Bldg. 2 - small brick shed used for battery storage for Marines communication equipment. Bldg 3 - Marines Motor T - 1 story brick/cinderblock vehicle maintenance garage.

Visible Evidence of Previous Uses (indicate if there is evidence that a previous structure may have once existed on the site):

No evidence of additional previous structures.
Current Bldg. 1 Gymnasium has old gun-mount chambers in concrete floor (sealed with concrete.)

Hazardous Materials/Petroleum Products Observed Yes

Current:

Evidence of Former Use: Munitions - former rifle range in southeast portion of Bldg. 1
And Marines Motor T formerly used as "Gun Shed" for maintenance/repair of weapons.

Describe the overall apparent condition of the structure: Bldgs. 1, 3, 4 and 8 = Good. Bldg. 2 = Fair

Describe the Heating/Cooling System: Natural-gas supplied hot air

Describe Current and Former Water Supplies: City of Reading. Reading Area Water Authority.

Describe Current and Former Wastewater Treatment: City of Reading

Site Description Checklist: Check if any of the following were observed, and provide supporting notes on back:

Basement: Bldg 1 - Lower Level (partially below ground) Upper Floor(s): Yes - Bldg 1

Floor Pits: No - trenches in boiler room, below ground Utility Room(s): Yes - Bldg 1

Closet(s): Yes - Bldg 1 Underfloor Utilities: No

Exterior Storage Area: Yes - Bldg. Elevator(s): No

Sumps: Yes - Vehicle wash pad, boiler room.

Adjacent Properties: Describe each adjacent property North - single family residences along Margaret St.
South - Apartments/residences along Pershing Blvd - East - residential, including Brookline Manor Apartments. West - Kenhorst Blvd + 600 Kenhorst - PA State Police Barracks

Observation Checklist: Check if any of the following were observed, and provide supporting notes on back:

USTs: No ASTs: No

Odors: No Pools of Liquid: No

Drums: Yes - Motor T and Portable Other Containers: Yes -

Stressed Vegetation: No Stained Soils: No

Electrical Equipment: No - interior utility room Labeled as PCB? No Non-PCB? N/A. PCB-free Facility

Floor Drains: Yes - Boiler room only. Sumps: Yes - Vehicle wash pad, Boiler Room

Oil/Water Separators: No Grease Traps: No

Floor Stains: Minor - Motor T Located Next to Cracks/Corrosion?

Floor Cracks: Yes - Bldg. 1 Gym Hairline? Major?

Floor Corrosion: No Shallow? To Soil?

Holes in Wall: No At Floor Seam? Elsewhere?

Satellite Accumulation Areas: Yes - Wood Pallets Flammable Lockers:

Floor Tiles: Yes - class rooms/offices Known to Contain Asbestos? No

Other Possible ACM: No Friable? N/A Nonfriable? N/A Unknown? ✓ Likely - 1990 survey.

Peeling Paint: No Surface Older than 1978? Yes

Evidence of Pesticide Use: No Monitoring Wells: No

(Possible) Air Emissions Sources: Boiler (Possible) UXO: No

Onsite Records: Look for the following while inspecting the area:

Hazardous Material Inventory Lists No

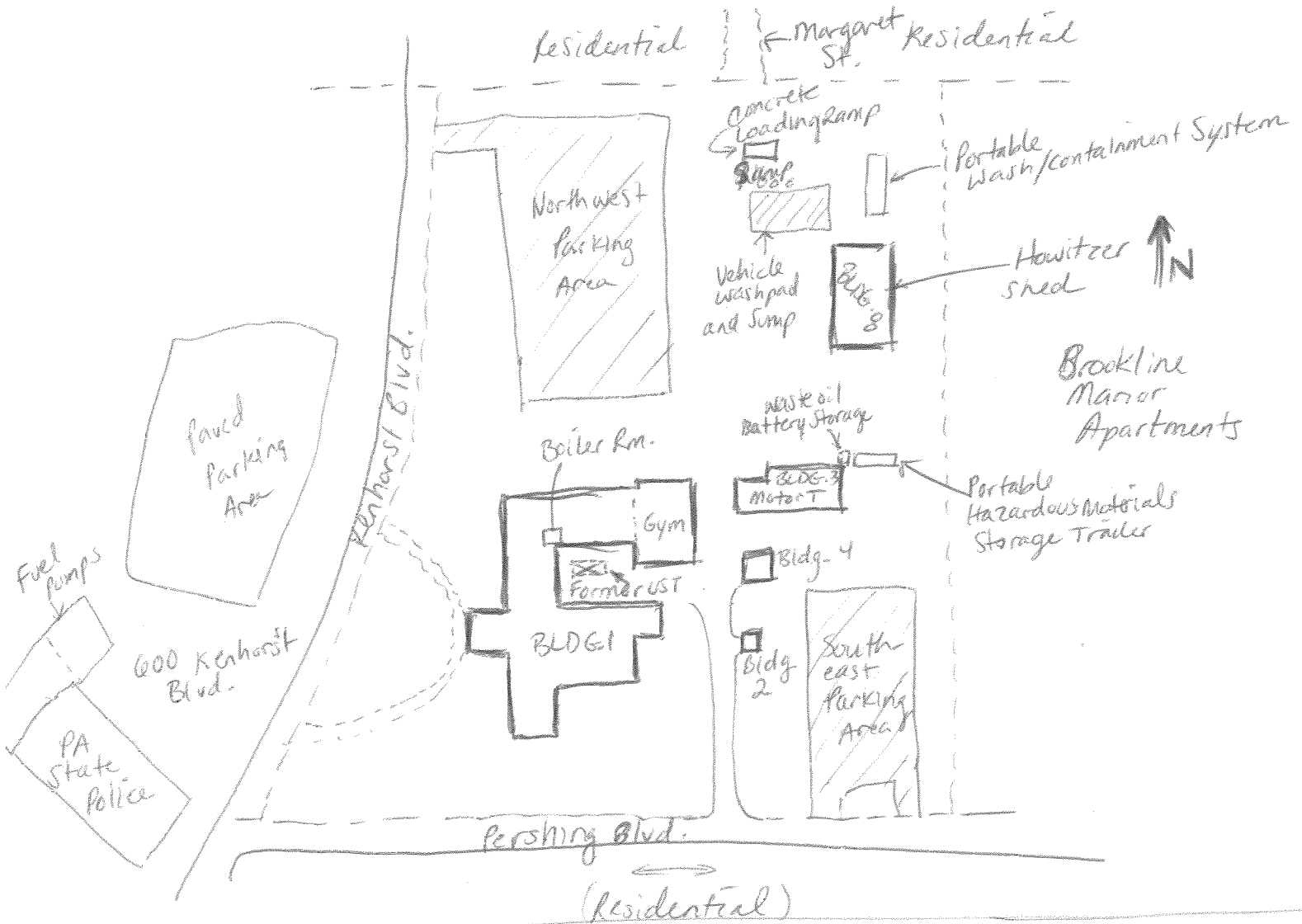
MSDSs ✓ Yes - Motor T

Record Binders Not observed

Warning Signage Yes - Motor T Battery Room

Photographs

Use this space to prepare a sketch of the Area and to provide supporting notes concerning features checked on the front page.



Bldg. 1

Marines Armory - lower level - steam cleaning of hand weapons → liquid waste = COP
 Optics Room - " " - uses radioactive tritium. (corrosion/oxidation prevented)
 Boiler Room - Air compressor hasn't been functioning for 3 years per Scott Stone.
 Gym - 55 gal drums contain gifts collected for Toys for Tots.
 Floor - concrete patches show former utility (electric) trenches & former gun mounts.
 Upper level - Medical Rooms - where blood testing is done and vaccines administered.

Bldg. 3 - Motor T

Marines Sgt. Gary Letterman. No inventory of haz. wastes/materials. MSDS sheets are kept for every material they store/use, updated when new materials arrive.
 Daily use quantities of paint, cleaners, starter fluid, water, lubes, engine oil, antifreeze.
 55 gal drum inside Motor T - waste oil. 2 waste oil drums outside by haz. mat. storage trailer. 10 gal buckets inside motor T - store automotive grease.
 JP-8 Jet Fuel in 5-gal plastic cans. 2 grades engine oil - "15-40" + "30 weight".
 Battery Room in Motor T - some Hum-V batteries still need acid replaced.
 They currently store acid for ~40 batteries.
 Haz. Mat. Storage Trailer - 200-300 gal. diesel for Trucks ("7-ton") + Hum-Vs.

Bldg. 2 - 10x10' brick shed - used for Lithium battery storage (Marines Communications equipment).
 Bldg. 4 - 2-door brick garage - Navy "snow shed" - snow blower, deice/salts, paint.

Bldg. 8 - Howitzer Shed, Now storage of petrol./haz. materials
 Bldg. 8 - Howitzer Shed - 200 gal sump to contain water, pumped out if used.

Appendix D: Property Inspection, Continued

VSI Form Attachments

Observations from Inspection of Four Site Areas

Area 1:

Building 1 consists of a two-story, 34,736 square-foot building constructed in 1959. Building 1 is constructed with a reinforced concrete slab, concrete footings, steel and wood columns and beams, brick walls, and a metal-framed flat roof. The building heating, ventilation and air conditioning (HVAC) system includes a gas-fired hot water boiler installed in approximately 1994, when the facility was converted from oil to natural gas heat. In addition, two natural gas unit heaters are part of the HVAC system. Air conditioning consists of two, 3-ton split systems installed in 2002 and 28 window units. An electric 119-gallon hot water heater was installed in 1996.

At the present time, Building 1 is utilized primarily as office and classroom space by both the Navy and Marine Corps. The upper level of Building 1 includes an administration and records center, offices, classrooms, bathrooms, and a medical center. The lower level includes a boiler room, a Marines “armory” which includes steam cleaning equipment used for hand weapons, an optics room with tritium-containing optics training equipment, offices, classrooms, locker rooms, and bathroom facilities. Other features of Building 1 include a gymnasium that is currently used for Toys for Tots charity storage. Seams in the concrete floor of the gym, a garage door, and a raised observation deck are evidence of the former use of the gym as a “gun room”, an area built for large-size artillery maintenance and automatic weaponry training.

Area 2:

A two-door garage (Building 4), constructed in 1959, is located approximately 70 feet east of Building 1, within Area 2. This garage is currently used as a shed for storing lawn maintenance and snow removal equipment by the Navy. The garage is approximately 22 feet by 25 feet (540 square feet) in size, and is constructed of cinder block walls on a concrete slab with a rubber membrane roof. Small quantities of gasoline, deicing salts, and paints were stored in the garage. Paints were stored in five-gallon buckets on a wood palette, and petroleum, oil and lubricants (POLs) were stored on shelves at the back of the garage. There were no floor drains observed on the Building 4 garage floor, and no staining or odors were present.

A small (10 ft. by 10 ft.) brick shed (noted in site records as the “Paint Locker”) is located east of Building 1, within Areas 2 and in the vicinity of the 2-door garage described above. This shed, constructed in 1959, is currently used to store lithium batteries utilized in Marines’ communications equipment. No stains or odors were present, and no evidence of the previous use of this building for paint storage was observed.

Building 3, the Marines' "Motor T", consists of a one-story, 2,700 square-foot cinderblock garage on a concrete slab located in the northwest corner of Area 2. The Motor T is currently used for the maintenance and repair of Marine Reserve training vehicles, such as Hum-V trucks. The Motor T was constructed in 1959. The building HVAC system consists of five ceiling-mounted, natural gas unit heaters, one wall-mounted electric baseboard heater, and four roof exhaust blower fans. Motorized exhaust fans vent the garage area and a battery storage room. TtNUS was escorted by Sergeant Gary Letterman, Maintenance Chief, during inspection of the Motor T.

The eastern end of the Motor T consists of a four-bay garage, and the western end of the Motor T includes one garage bay used as office space, and a vehicle battery room. More than 25 containers of battery acid were stored on wooden workbenches in the battery room. According to Sgt. Letterman, the battery inventory was high due to stocking up for winter months. The garage area included four 55-gallon drums; one used for engine oil, one for used oil, one for soiled rags, and one empty drum. Ten gallon cans of automotive grease and transmission fluid (one, each) were also present. JP-8 jet fuel was stored in several 5-gallon plastic cans located on the western floor of the garage. A wash sink is also located in the western end of the garage. No stains, odors, floor cracks, or floor drains were observed in the Motor T.

A portable, metal hazardous materials storage trailer is located east of the Motor T garage (Building 3). A binder with Material Safety Data sheets is maintained in the storage locker and is updated when new materials arrive. Materials stored in the hazardous materials trailer at the time of the inspection included lubricating oils and engine oils, transmission fluid, WD-40, 55-gal. drums of engine oil and coolant, and household quantities of paints, cleaners, and starter fluid. The portable hazardous material storage trailer is in excellent condition, with no outlets from the floor and no observed stains or odors. At the west exterior end of the trailer is a battery storage area consisting of six truck batteries stored on a wood pallet. A second wood pallet housed two 55-gallon drums of waste oil. There was no evidence of a release (e.g., stains, pooled liquid, etc.) in the exterior battery storage area at the Motor T.

The southeast Parking Area consists of an asphalt-paved parking lot approximately 37,000 square feet in size. This parking area was empty at the time of the visual inspection. According to on-site Navy records, this area was initially paved in 1991 and repaved in 2002. No stains were visible, and no evidence of uses other than a parking area was observed.

Area 3

The Howitzer Shed (Building 8) consists of a one-story, 4,700 square-foot warehouse-style building constructed in 1991 and used for the storage of Howitzer guns. The building consists of a reinforced concrete slab, steel columns and beams, and metal roof and siding. The Howitzer shed is not heated or insulated. Several green lockers inside the Howitzer Shed were being used to store Marine Reserves' clothing and equipment. No explosives or ammunition are stored in the Howitzer Shed.

A seam of repaved asphalt was present from the southwest corner of the Howitzer Shed to the northeast corner of the Building 1 gym. According to SK-1 Scott Stone, the seam was repaved after a gas main was repaired in 2004.

Immediately south of the Howitzer Shed were green plastic storage lockers that were empty. Further south, on the paved area between the Howitzer shed and the northern end of Area 2, several portable green metal lockers were present. The metal locker closest to the Motor T contained tires, and a 1-foot by 3-foot oil stain was present on the blacktop in front of the tire locker. According to Sgt. Letterman, the remaining metal lockers are filled with toys (collected for the Toys for Tots charity the Marine Reserves participate in annually).

A reinforced concrete vehicle washpad equipped with a below-ground containment vault is located in the paved area northwest of the Howitzer Shed. The wash pad was reportedly constructed in 2001. According to the May 2006 ECP for the site, the washpad and connected underground wash water storage vault were installed as part of a Stormwater Management Policy at NMRC Reading to prevent discharge of vehicle wash water to the Reading municipal sewer (since the facility does not have an oil-water separator). Vehicles are washed over the washpad using a power washer, and when full, the contents of the vault are pumped out for off-site treatment and disposal. The concrete washpad was in good condition, including the drain and manways related to the vault, and there were no observed stains or odors. A portable, vehicle wash and containment system is housed in a trailer located immediately north of the Howitzer Shed. According to staff, this wash trailer has been inoperable since 2003.

A concrete loading platform and ramp is present in the north, central portion of Area 2, and north of the washpad. The ramp is used to facilitate loading and unloading equipment from trailers and large trucks such as Hum-Vs. Approximately 20 Hum-Vs were parked on the Parking Area contiguous with the Howitzer Shed (i.e., Area 3), and approximately ten covered trailers were parked north of the washpad. There was no visible evidence of leaks or spills (stains, etc.) in the vicinity of the parked vehicles.

Area 4

The northwest portion of the site consists of an asphalt-paved parking area used primarily on weekends by Marine Reserve personnel attending drills. According to on-site Navy records, this parking area was first paved in 1991. A stormwater drain and grass-covered stormwater detention pond are located in the northeastern portion of Area 4. The Area 4 Parking Lot was empty at the time of the inspection. No stains or other evidence of spills was observed in this area.



Photo 1
View of NOSC Reading Building 1 (Front)
Looking East across Kenhorst Blvd.



Photo 2
Northwest Parking Area
Looking Northeast from Kenhorst Blvd. Entrance



Photo 3
Southern Entrance to NOSC Reading (Locked)
Looking North from Pershing Blvd.



Photo 4
Southeast Parking Area
Looking North from Pershing Blvd.



Photo 5
East (Rear) Side of Building 1
And Location of 1994 UST Removal



Photo 6
615 Kenhorst Blvd. - Police Troop L Property
Looking Southwest (Upgradient) from NOSC Reading



Photo 7
Overview of Building 1 Boiler Room
Smith natural gas-fired Furnace at Center



Photo 8
Water Softener, Furnace and
Former Oil Piping Trench (Dry)
Building 1 Boiler Room



Photo 9
Boiler Room - Hot Water Returns and Condensate Lines
(Note condensate drain pipes, lower left)



Photo 10
Condensate drain lines (see Photo 9)
Building 1 Boiler Room



Photo 11
Janitor's Closet, Building 1 Lower Level
Note paint stains in sink



Photo 12
Janitor's Closet, Building 1 Lower Level
Cleaning Products Storage, left of wash sink



Photo 13
Concrete-Filled Former Gun Mount Basin
(lighter gray square)
Current Gym, Northeast End of Building 1



Photo 14
Former Electrical Cable Trench
Connected to Gun Room Former Gun Mount
Current Gym, Building 1



Photo 15
Building 3 – “Motor T”, at center
(Howitzer Shed on left and Building 1 on right)



Photo 16
Hazardous/Petroleum Waste Accumulation Area
Western End of Motor T Garage
(Jet fuel in 5-gallon cans; waste oil in black drum; red drum is empty)



Photo 17
Waste Oil and Waste Antifreeze
Western End of Motor T Garage



Photo 18
Motor Oil (10-gallon cans on drip pans)
And 55-gallon Drum Motor Oil
West End of Motor T Garage



Photo 19
Battery Shop, Southwest End of Motor T
Eyewash Station (right) and Battery workbench (left)



Photo 20
Battery Acid Storage and Warning Signage
Motor T Battery Shop



Photo 21
Portable Hazardous Materials Storage Trailer
East End Motor T Battery Shop



Photo 22
Interior of Portable Hazardous Materials Trailer



Photo 23
Interior of Portable Hazardous Material Trailer



Photo 24
Exterior Waste Oil and Battery Storage (On Wood Pallets)
East End of Motor T



Photo 25
Closeup, Battery and Waste Oil Storage
East end of Motor T



Photo 26
Howitzer Shed (Building 8), Facing East



Photo 27
Toys for Tots Storage Lockers
Eastern End of Paved Area
Between Howitzer Shed and Motor T Garage



Photo 28
Asphalt Seam Resulting from 2004 Gas Main Replacement
Between Howitzer Shed and Building 1



Photo 29
Gas Main Replacement Area
Facing Building 1, from Howitzer Shed



Photo 30
Northwest Portion of Site, Vehicle Washpad at Center
Facing West, Kenhorst Blvd. Present at Power Lines



Photo 31
Covers, Sump for Vehicle Washpad (at Center)
Northwest of Howitzer Shed
Portable Wash System Trailer (Far Center)



Photo 32
Vehicle Washpad Drain to Sump



Photo 33
Northeast Corner of NOSC Reading
Viewed from Vehicle Wash Pad



Photo 34
Concrete Loading Ramp (Facing North)
Margaret Street in Background



Photo 35
Marines Hum-Vehicle Parking
Western Boundary of Northeast Paved Area
Building 1 in Background



Photo 36
Interior of Lawn Storage Garage (Building 4)
Snowblower Storage



Photo 37
Interior of Lawn Storage Garage
Storage of Paints on Wood Pallet